

## 4 Bedroom House for Sale in Limassol - Mesa Geitonia

This villa includes 4 bedrooms, each with an en-suite bathroom, underfloor heating, hidden air conditioners, a private pool, garden, BBQ area, and a double garage. The property is also equipped with 7 kW solar panels, security, and water filtration systems. The villa is situated just 5 minutes from the Agios Athanasios roundabout, 1 minute from Foleys School, and approximately 10 minutes to the beach. Four spacious bedrooms, each with an en-suite bathroom, Laufen sanitary ware, and glass shower enclosures by Epiphaniou. The master bedroom features a walk-in wardrobe, freestanding bathtub, and separate shower. Panoramic sea view and a nearby green area that cannot be developed. This villa ...

### Property Info

Covered Area	<b>200</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **433**

### Additional info

Reference Number	<b>C039-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**  
**Coordinates:** **34.72263 / 33.06316**

**Price: €1 380 000 + VAT**

VAT for this property is **€117,300** or **€262,200**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€51 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 900.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€1 380 000 on Aug 26, 2025





